

Daphne Harold

From: Doug Wright [dwright@connx.com]
Sent: Wednesday, June 06, 2007 4:35 PM
To: Planning Commission
Subject: Concerned business owner in Overlake KCC Limited Edition business park

<<IBG.pdf>> <<Doug letter 1.pdf>>

Hello Planning Commission,

Enclosed are two letters I've mailed to Rob Odle concerning the re-zoning of Overlake area to only R/C categories. As you can see by the letters I do not fit the current zoning category, however the new zones were created in 1999. My partners and I purchased a building in the KCC Limited Edition business park in 2002 and were issued a business license to do business as Software Development/Sales.

Just recently it has been brought up to my attention that new businesses wishing to acquire business licenses to do business in the KCC Limited Edition business park are being denied. This restriction will severely impact my ability to carry out my business plan of selling my business and building in the future. Please re-consider the zoning category issue and reinstate categories allowing prior to 1999 categories.

Thank you, Douglas D Wright

6/7/2007

IBG Enterprises, LLC

2039 152nd Ave Ne
Redmond, WA 98052

RECEIVED
JUN 07 2007
PLANNING DEPT.
CITY OF REDMOND

June 5, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
15670 NE 85th Street
Redmond, WA 98052

RE: City of Redmond Overlake Neighborhood Plan

Dear Sirs:

I own building 13 in the KCC Limited Edition Business Park and Lease it to CONNX Solutions Inc who are licensed to do business as Software Development/Sales. That is a business category currently not permitted in the Overlake Neighborhood Plan in the City of Redmond. My partners and I purchased this building with the intent of having CONNX Solutions lease this space for their entire remaining business life.

I am concerned about the impact of the 1999 City of Redmond zoning change on CONNX Solutions Inc to continue to lease this space and in addition the impact of trying to either sell this building or re-lease it to another business at current market values.

Market values can be determined by attracting tenants to a location accurately setup to fit exactly their needs. KCC Limited Edition business park is not currently an attractive location for businesses that fit the R/C zoning category as it was not designed with that use in mind.

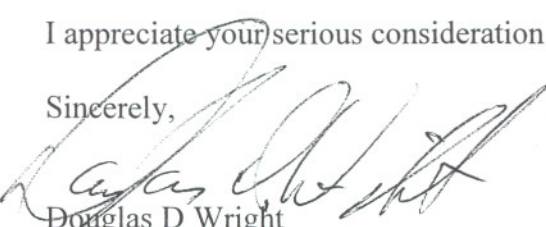
I strongly support the proposed change to restore the business park uses in zoning for this area.

I have lived and owned many businesses in this area over the last 30 years. I have employed upwards of 400 employees in my companies.

I am concerned about my ability to continue to own and lease a building in Redmond.

I appreciate your serious consideration of this issue.

Sincerely,



Douglas D Wright
Member, IBG Enterprises, LLC



2039 152nd Avenue NE
Redmond, WA 98052
425.519.6600
888.88CONNX
1425.519.6601

RECEIVED
JUN 07 2007
PLANNING DEPT.
CITY OF REDMOND

June 5, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
15670 NE 85th Street
Redmond, WA 98052

RE: City of Redmond Overlake Neighborhood Plan

Dear Sirs:

I own and operate CONNX Solutions Inc a business in the area impacted in the Overlake Neighborhood Plan in the City of Redmond. I have 26 employees and have operated this business for the last 18 years, first as a division of SolutionsIQ then as CONNX Solutions since 2001.

I am concerned about the impact of the 1999 City of Redmond zoning change on CONNX Solutions Inc since its business use is classified as Software Development/Sales and the new zoning change is for R/C (Retail Commercial). Since we moved into this location in 2002, we have invested 100's of thousands of dollars in remodeling and computer room upgrade costs to create a good long term environment for our employees and sustain a healthy business climate.

The new zoning change to R/C will not allow us to expand into additional space in the KCC Limited Edition business park if our continued growth reaches that need. Such a situation (expansion), if it became necessary, would require us to relocate our entire company to another location. We do not have the resources to re-invest again in new facilities and duplicate the existing environment. We made our location decision in 2002 with the expectation it would be a long term location decision.

I strongly support the proposed change to restore the business park uses in zoning for this area.

I do not want to relocate my business outside of the City of Redmond. I have been a long time business owner in Redmond. I live in Sammamish (formerly Redmond) for the last 12 years and have worked in this area for 30 years.

I am concerned about my ability to continue to run my business in Redmond.

I appreciate your serious consideration of this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas D Wright". The signature is fluid and cursive, with a large initial "D" and "W".

Douglas D Wright

President, CONNX Solutions Inc

MCA

June 6, 2007

Rob Odle, Planning Director
City Planning Commission, 4th Flr. S.
City of Redmond
P O Box 97010 M/S 4SP1
Redmond, WA 98073

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JUN 07 2007

**PLANNING DEPT.
CITY OF REDMOND**

RE: City of Redmond Overlake Neighborhood Plan

Dear Mr. Odle:

I own and operate a collection agency impacted by the Overlake Neighborhood Plan. I have seventy-nine (79) employees and have operated my business at this location since 1981.

I am concerned about the 1999 City of Redmond zoning change. I strongly support the proposed change to restore the business park uses in zoning for this area. I do not want to relocate my business outside of Redmond.

I appreciate your serious consideration of this matter.

Sincerely,



David W. Quigley,
President

DWQ/rmb

cc: file

merchants credit association
p.o.box 7416 bellevue, wa 98008
2245 152nd ave ne / redmond, wa 98052
phone: (425) 643-2613 / 1-800-755-1107 / fax: (425) 643-8546
medical / hospital / dental / healthcare / professional / retail / commercial



SKJ Properties, LLC

**354 Northup Way
Bellevue, WA 98008
425-562-9717
425-562-3214 fax**

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JUN 11 2007

**PLANNING DEPT.
CITY OF REDMOND**

June 6, 2007

City Planning Commission, 4th Floor South
15670 NE 85th St.
Redmond, WA 98052

RE: City of Redmond Overlake Neighborhood Plan

Dear Sirs:

I own Building 17 in the KCC Limited Edition Business Park. Which is an area impacted in the Overlake Neighborhood Plan in the City of Redmond.

I am concerned about the impact of the 1999 City of Redmond zoning change on my building. The office park and each building in Limited Edition was designed for office usage. We have been trying to sell or lease this building since February 2006 during which time it has sat empty. No business is paying tax dollars while it is empty. KCC Limited Edition business park is not currently an attractive location for businesses that fit the RC zoning category as it was not designed with that use in mind.

I strongly support the proposed change to restore the business park uses in zoning for this area. Specifically to allow BP or even limited BP zoning.

The current zoning not only makes it hard to sell or lease our building but empty office space means a business has left the City of Redmond (causing the vacancy) and another business has not moved to the City of Redmond (to fill the vacancy). This results in the City of Redmond losing tax dollars.

I appreciate your serious consideration of this issue.

Sincerely,



Steven J. Hunter
Partner

Lloyd and Hunter

354 Northup Way
Bellevue, WA 98008
425-562-9717
425-562-3214 fax

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JUN 08 2007
PLANNING DEPT.
CITY OF REDMOND

June 6, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
15670 NE 85th St.
Redmond, WA 98052

RE: City of Redmond Overlake Neighborhood Plan

Dear Sirs:

With a partner, I own Building 18 the KCC Limited Edition Business Park. Which is an area impacted in the Overlake Neighborhood Plan in the City of Redmond.

I am concerned about the impact of the 1999 City of Redmond zoning change on my building. The office park and each building in Limited Edition was designed for office usage. I am concerned about the impact of trying to either sell this building or re-lease it to another business at current market values. KCC Limited Edition business park is not currently an attractive location for businesses that fit the R?C zoning category as it was not designed with that use in mind.

I strongly support the proposed change to restore the business park uses in zoning for this area.

The current zoning not only makes it hard to sell or lease our building but empty office space means a business has left the City of Redmond (causing the vacancy) and another business has not moved to the City of Redmond (to fill the vacancy). This results in the City of Redmond losing tax dollars.

I appreciate your serious consideration of this issue.

Sincerely,



Steven J. Hunter
Partner



Bellevue-Redmond Physical Therapy Center

2227 - 152nd Avenue N.E.

Redmond, WA 98052

(425) 643-2928

FAX (425) 865-0224

June 6, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
15670 NE 85th Street
Redmond, WA 98052

RE: City of Redmond Overlake Neighborhood Plan

Dear Sirs:

I own and operate Bellevue Redmond Physical Therapy Center. It is in the area affected by the Overlake Neighborhood Plan in the City of Redmond. I have 8 employees and have operated my business for the last 22 years.

I am very concerned about the impact of the 1999 City of Redmond zoning change on my ability to rent tenant space. This is my personal and only business and this could dramatically reduce the value.

I strongly support the proposed change to restore the business park uses in zoning for this area.

I appreciate your serious consideration of this issue.

Sincerely,

I. Steven Campbell, DPT
Bellevue Redmond Physical Therapy Center Owner

Lori Peckol

From: Valerie Rouse [vrouse@gsusuperior.com]
Sent: Thursday, June 07, 2007 10:01 AM
To: Planning Commission
Cc: melodyd@westerdal.com
Subject: Overlake Neighborhood Plan - Meeting on June 13, 2007

To the Planning Commissioners,

Please find attached a letter regarding the City of Redmond's Overlake Neighborhood Plan, to be considered at the next Planning Commission Meeting to be held on June 13, 2007.

Hard copy to follow in the mail.

Thank you,

Valerie Rouse
Operations Assistant
Superior Underwriters

06/11/2007

JOHANIS R. SINON

June 7, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
PO Box 97010
Mailstop 4SP1
Redmond, WA 98073

Re: City of Redmond Overlake Neighborhood Plan

Dear Sirs,

My wife and I operate as a partnership, GSU Associates. The only real property asset of GSU is the office building located at 2027 152nd Ave NE. This area is impacted in the Overlake Neighborhood Plan in the City of Redmond.

The building is leased to Superior Underwriters, a division of Groninger & Co., Inc. Superior is a General Agency selling Property and Casualty insurance products in 8 western states.

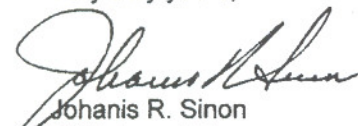
They employ 32 people in this office.

Superior has occupied 100% of the building since October, 1980.

We strongly support the proposed change to restore the business park uses in zoning for this area.

We appreciate your consideration of this issue.

Very truly yours,


Johanis R. Sinon
GSU Associates

Jrs:vr

June 7, 2007

City Planning Commission, 4th Floor South
PO Box 97010, Mailstop 4SP1
Redmond, WA 98052

RE: City of Redmond Overlake Neighborhood Plan

Dear Planning Commission,

Qualstar Credit Union is in the area impacted by the Overlake Neighborhood Plan in the City of Redmond. We own three separate buildings in the KCC Limited Edition business park, two of which we occupy and one is leased to Analytical Methods, an engineering firm. We have approximately 70 employees in our Redmond office which includes a retail branch and our headquarters. Qualstar has been in the same location since 1987 and in the Overlake area since the early 1980's.

We are very concerned about the impact of the 1999 City of Redmond zoning change on our business. The business park that we are located in is not conducive to retail type businesses. As a matter of fact, we have been actively looking to relocate our retail branch to another location in the Overlake area. While our branch has been in the same location for 20 years we feel strongly that the combination of location, inadequate parking and poor visibility make the KCC Limited Edition business park a poor choice for a retail establishment that will limit our future growth potential. Our branch has always been difficult for people to find and has almost no public visibility. We intend to leave our headquarters in the same location and use the square footage currently used for the retail branch for internal expansion. The current zoning laws also may affect our tenant and our ability to expand into or sell that building.

We strongly support the proposed change to restore the business park uses in zoning for this area.

Thank you for your consideration with this matter. If you have questions please feel free to call or write to the address above.

Sincerely,

Michael G. Elfstrom
CFO

Lori Peckol

From: Maynard, Bill [Bill@effectivenessinstitute.com]
Sent: Friday, June 08, 2007 3:09 PM
To: Planning Commission
Subject: City of Redmond Overlake Neighborhood Plan

Mr. Rob Odle, Planning Director
City Planning commission

Re: City of Redmond Overlake Neighborhood Plan

My partner and I own a building and operate our business, The Effectiveness Institute, in KCC Limited Edition, an area impacted in the Overlake Neighborhood Plan in the City of Redmond. We were the first occupants in our building in 1980, and now have 20 employees. We are a consulting and training company working on a national level, and now expanding internationally. In addition, we have developed a training and conference center as part of our building.

We are very concerned about the impact of the 1999 City of Redmond zoning change on our business. We have made a huge investment in our business over the past 27 years. The cost and impact of relocating would make it difficult if not impossible to sustain our business.

We strongly support the proposed change to restore the business park uses in zoning for this area.

We appreciate your serious consideration of this issue.

Sincerely,

Dr. Bill Maynard, CEO

Tom Champoux, President

06/11/2007



June 11, 2007

AYUSH HERBS, INC.

2239 - 152ND AVENUE, NE REDMOND, WA 98052 USA
TEL. 1-800-925-1371, (425) 637-1400 FAX (425) 451-2670
E-MAIL: ayurveda@ayush.com www.ayush.com

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
15670 NE 85th Street
Redmond, WA 98052

Mailing Address:
PO Box 97010, Mailstop 4SPI
Redmond, WA 98073

Email Address: rodle@redmond.gov

RE: City of Redmond Overlake Neighborhood Plan

Dear Sir,

I owe and operate Nutraceutical company in the area impacted in the Overlake Neighborhood Plan in the City of Redmond. We are manufacturer and wholesaler of nutraceutical products. I have 15 employees and have operated my business for the last 17 years.

I am concerned about the impact of the 1999 City of Redmond zoning change on my Business and property value. Also, Future expansion of our business will be affected by this zoning change, and we are not in position to relocate our business to other suitable location like this which is currently meeting our requirement for running our business.

I strongly support the proposed change to restore the business park uses in zoning for this area.

I do not want to relocate my business outside of the City of Redmond. I am resident of Redmond and am concerned about my continuous ability to operate my business and lease additional space within my building.

I really appreciate your serious consideration of this issue.

Sincerely,

Dr. Shailinder Sodhi
President

Ayush Herbs Inc;
Shailinder@Ayush.com

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JUN 14 2007

**PLANNING DEPT.
CITY OF REDMOND**

Lori Peckol

From: Roberts9435 [roberts9435@comcast.net]
Sent: Thursday, June 07, 2007 10:22 AM
To: Planning Commission
Subject: FW: Concerned building owner in Overlake KCC Limited Edition business park

Dear Planning Commission

Enclosed are two letters regarding the rezoning of the Overlake area to R/C categories only. As a result of limiting the usage of my buildings to R/C only, I am having a very difficult time finding a buyer who is interested or qualified to purchase or lease my building. Please reconsider the zoning category issue and restate categories allowed prior to 1999.

Thank you, Donn R Roberts

Donn Roberts

425-454-4044

roberts9435@comcast.net

06/11/2007

June 7, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
15670 NE 85th Street
Redmond, WA 98052

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JUN 11 2007

**PLANNING DEPT.
CITY OF REDMOND**

RE: City of Redmond Overlake Neighborhood Plan

Dear Commission Members:

I am the owner of Buildings 15 and 16 (13,505 Square Feet) in KCC Limited Edition, an office condominium complex with 18 separate properties, most with separate owners, 9 buildings each with a common wall between properties, and a common area between buildings. I currently lease my buildings to a division of American Standard, the Trane Company, which is licensed by the City of Redmond as Commercial Heating and Air Conditioning. The Trane Company offices for the State of Washington have been located in KCC Limited Edition since 1981 but do not comply with current uses permitted in the Overlake Neighborhood Plan. They are now looking to move out of KCC Limited Edition and, as the result of the loss of this long time tenant; I have been attempting to sell Buildings 15 and 16. Finding a buyer that meets the current zoning, Retail Commercial, who also finds the buildings in KCC Limited Edition suitable, is proving very difficult.

In the last few months, I have had three potential buyers who have gone elsewhere because the City of Redmond would not approve their usage (please see the attached letter from Cushman & Wakefield for details). I had an offer from one buyer whose usage was acceptable to the City but found the physical environment not acceptable to their needs. This buyer was Eaton School who withdrew their purchase offer because KCC Limited Edition has minimal parking, limited ingress and egress, and no opportunity for outside activities such as play areas because all areas outside the buildings themselves are common areas owned by all 18 property owners. Eaton School is typical of what I am finding—those buyers who want to purchase or lease in KCC Limited Edition have usages not currently allowed by Retail Commercial zoning, and the buyers who are Retail Commercial find KCC Limited Edition does not fit their needs. This is a new problem to KCC Limited Edition owners as sales and new leases are infrequent due to the mostly owner occupied buildings. I have been the President of the Owner's Association for the past 15 years and can recall only 3 sales and 1 new lessee since 1999 when the City changed the zoning to Retail Commercial. The Zoning change is an event that evidently passed us by without understanding the implications of the change to a unique business condominium complex such as ours. In all 4 cases even though the usage did not meet the Retail Commercial zoning the City issued a business license so this situation has not been critical until now when the City has evidently decided to enforce RC zoning.

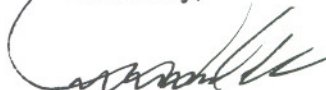
June 7, 2007

The examples cited above and the letter from Cushman and Wakefield clearly point out that KCC Limited Edition is not currently an attractive location for businesses that fit the RC zoning as the complex was not designed with RC usage in mind. There is inadequate parking, retail frontage and visibility does not meet the needs of retailers, all out door area is common area, and the central HVAC system and lack of natural gas are additional drawbacks. The HVAC system for the complex is a central system that cannot be modified and was designed for office use. The capacity of the system is not suitable for most retail uses, restaurants, or any high density users. Furthermore, at the time of construction, the City of Redmond prohibited equipment on the roof of the buildings so the buildings were designed and built with limited structural and electrical capacities which cannot be easily expanded.

Accordingly, I strongly support restoration of the Business Park zoning for this unique office condominium complex.

I appreciate your consideration regarding this matter.

Sincerely,



Donn R Roberts,
Owner Buildings 15 and 16
9435 NE 14th Street
Clyde Hill, WA 98004



Cushman & Wakefield of
Washington, Inc.
10500 NE 8th Street, Suite 1125
Bellevue, WA 98004
(425) 455 4500 Tel
(425) 453 5381 Fax
www.cushwake.com

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JUN 11 2007
PLANNING DEPT.
CITY OF REDMOND

June 6, 2007

Mr. Donn Roberts
9435 NE 14th Street
Bellevue, WA 98004

RE: LIMITED EDITION 2021 – ZONING ISSUES

Dear Donn:

The marketing of your Limited Edition property has become challenging due to the zoning restrictions caused by the Retail Commercial zoning the property was assigned in 1999. Since our recent transaction with Eaton School dissolved, we have had strong interest from many users, but the bulk of those users cannot qualify for a business license due to the RC zoning.

These users are for the most part technology companies or software firms that want to be located in close proximity to Microsoft. They are looking to occupy the building and use it for general office space (i.e. offices, cubicles, conference rooms, etc...) and not necessarily heavy R&D or light manufacturing. As you know 90% of the buildings in Limited Edition are configured in this way- straight office space and the most frustrating part is that your building can be used by a law firm, real estate firm, engineer, architect or accountant but not a tech or software company whom would use the actual space exactly the same way. Examples of this area as follows:

- NetAcquire who wants to use Trane's current office space for the most part as-is but requires a BP zoning to obtain a license.
- MAQ Software who has outgrown 3 separate suites they occupy at the Overlake Office Park building off 156th Ave NE and have toured your building. They too love the space, but also require a BP zoning for a business license at this address.
- MindCode is a third software firm currently located in Unigard Park and wanted to own vs. lease. They too were frustrated by the RC restrictions of the park and their inability to obtain a business license at this location so they are considering moving out of Redmond and into Bellevue because of the lack of smaller offices spaces near the Microsoft campus.

Ironically, the uses that do comply (retail, medical, bars, housing, churches, hotels) are having major issues with the park as well because it does not afford retailers or medical uses the type of buildings these uses seek. For example:

- The retailers we have spoken with struggle with the inadequate parking ratio (only a 4/1,000 sf ratio vs. the more necessary 5/1,000 or higher).
- The pure lack of signage, retail frontage and visibility for most of the buildings.
- Construction type is not attractive to shoppers or retail cliental.
- Limited Edition's lack of natural gas & HVAC limitations resulted in the project being rejected by a number of complying users.

Furthermore, many of the users within the KC Limited Edition project do not comply with the current zoning and unfortunately the owners of the buildings are not in a position where they can redevelop their individual buildings to be more attractive to the complying uses. What really needs to happen (but will not) is the entire project should be scraped and redeveloped by a large institutional firm that can afford to carry the property over the next 5 years. As we all know, there are more than a handful of tenants / owners in KC Limited Edition that will hold out and make this scenario close to impossible. Accordingly, the zoning limitations will continue to hurt the property's lease and sale value until a full scale redevelopment could occur.

If there is any way the City of Redmond can expand the allowed uses within this project to include BP or even limited BP that allows pure office uses including software & technology firms it would truly be a win-win scenario. Not only would individual building owners value not be impacted but the City of Redmond would be able to retain a number of business that will ultimately be forced to leave the City do the lack of smaller office buildings supporting these businesses within the City of Redmond.

Please let me know if you have any further questions. I will continue to search the market for users that do comply until I hear otherwise from you or the City of Redmond.

Sincerely,

Jeff Jochums
Senior Director
(425) 201-1206



Envelopes Unlimited

June 13, 2007

Mr. Rob Odle, Planning Director
City Planning Commission, 4th Floor South
Hand Delivery Address:
15670 NE 85th Street
Redmond, WA. 98052

Mailing Address:
P.O. Box 97010, Mailstop 4SPI
Redmond, WA. 98073

E-Mail Address:
rodle@redmond.gov

RE: City of Redmond Overlake Neighborhood Plan

Dear Sirs:

My wife and I own Building #4 in the Limited Edition Office Park in Redmond, as well as operate a specialty printing business in this facility. We have 4 employees and have operated our business for the last 2 ½ years at this location. We have invested our life's savings in this business and building.

Consequently, we are concerned about the impact of the 1999 City of Redmond zoning change which impacts not only our property value, but also our ability to lease portions of our building and our ability to sell our building. Limiting the possible businesses that are allowed to lease or buy in the Limited Edition Business Park would lower the value of the facility and, subsequently our business.

We have always been told that Redmond is very friendly to small businesses, but imposing R/C zoning requirements on a business park that does not lend itself to retail business needs is harmful to small business owners. Therefore, ***we strongly support the proposed change to restore the business park uses in zoning for this area.***

We appreciate your serious consideration of this issue.

Sincerely,

Glenn R. Oakes, Owner

Cindy R. Oakes, Owner

Envelopes Unlimited, Inc.
2205-152nd Ave. N.E. • Redmond, WA 98052
(425) 451-9622 • Toll Free: (800) 622-7094 • Fax (425) 451-9688

Jayme Jonas

From: Todd Woosley [todd@woosleyproperties.com]
Sent: Friday, June 15, 2007 1:32 PM
To: Planning Commission
Subject: PSB Letter to Redmond Planning Commission



SBPlanningCommis
sionltr.doc (...)

Dear Planning Commissioners,

Per your request, please find attached a letter representing PS Business Parks' specific zoning changes requested for the Overlake Neighborhood's RC zone. The three specific action items summarize those you have seen in PS Business Parks' comment letter on the Overlake Neighborhood Plan's DEIS.

We look forward to working with you on improving business retention and recruitment in the area.

Sincerely,

Todd R. Woosley, representing PS Business Parks
Hal Woosley Properties, Inc.
12001 N.E. 12th Street, Suite #44
Bellevue, WA 98005
(425) 455-5730 #3

To: Redmond Planning Commission
c/o City of Redmond Planning Department
P.O. Box 97010
MS: 4SPL
Redmond, WA 98073-9710
Overlake@redmond.gov

Cc: Mayor Ives, Redmond City Council and Redmond
Planning and Community Development
Department

From: PS Business Parks, L.P.
701 Western Avenue
Glendale, CA 91201

Date: June 15, 2007

Subject: Overlake Neighborhood Plan ("ONP") Zoning
and Policy Change Request for the Retail
Commercial (RC) district

Thank you for your interest in restoring and/or adding certain permitted uses to the Overlake Neighborhood's Retail Commercial (RC) zoning district. Per your request, this letter summarizes the specific zoning change requests PS Business Parks (PSB) asks the City of Redmond to adopt to help retain existing businesses and attract new business to the area. These changes support the goal of reducing the vacancies in the Overlake Business Center (OBC) and other business park properties in the area. For the record, PSB intends to operate the OBC as a business park in its current configuration for the foreseeable future.

We believe this request is extraordinarily consistent with the Redmond Comprehensive Plan's Economic Development policies, as our DEIS comment letter demonstrates. The requested actions would help retain existing business, allow these businesses to expand and attract new businesses to Redmond.

Specifically, we urge the Planning Commission to:

- 1.) Restore the previously permitted Business Park Uses that were eliminated when the zoning was changed to Retail Commercial (RC)
- 2.) Permit additional business types that have demonstrated they would like to locate in the district but are currently denied this opportunity
- 3.) Provide a detailed definition of the specific performance criteria and rationale the City uses to determine what qualifies a business to be permitted or excluded in the relevant zoning district.

1. RESTORE PREVIOUSLY PERMITTED USES:

The following uses were previously permitted, and should be restored in the current RC zone (these uses are those specified in PSB's DEIS comment letter):

- *Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used in the manufacturing process*
- *Computer and Office Equipment*
- *Advanced Technology, Computer Hardware and Software*
- *Electrical and Electronic Equipment and components*

- *Aircraft Parts, Aerospace and Space Vehicles and Parts*
- *Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks*
- *Miscellaneous Manufacturing Industries*
- *Research and Development Facilities*
- *Construction/Contractors: Offices and Storage of Material and Equipment*
- *Construction/Contractors: Offices only*
- *Business Services: Technology Service and Support, Copy and Connectivity centers, Consultants who directly support surrounding businesses, Telework Centers*
- *Warehousing and Distribution*

In addition, we request that all other uses allowed in Business Park zoned properties within Redmond also be restored (e.g. • *Corporate Headquarters and Regional Offices*).

2. PERMIT ADDITIONAL BUSINESS TYPES:

The following uses have been identified through research with the commercial real estate brokerage community. They represent many, but not all, types of businesses that have expressed interest in locating in the Overlake Neighborhood's RC zone. Current zoning restrictions prevent them from occupying vacant spaces in this area. For your information, the categories are the general terms used by the brokerage community for certain business types, and may not be consistent with Redmond's code language. We

request the City categorizes these uses and permits them in the Overlake RC zoning district.

- *General Office*
- *Communications*
- *High Tech*
- *Communications*
- *Wholesale Service*
- *Distribution*

3. DEFINE PERFORMANCE CRITERIA AND RATIONALE FOR PERMITTED USES

The current zoning code lacks clear information about why Redmond permits or denies uses in zoning districts. Specifically defining the performance criteria and rationale for allowed uses, and articulating this in the Permitted Use section of the Code, would provide many benefits. Businesses, brokers, property managers, property owners and the City would have a more consistent understanding of why a land use/business is permitted or not. The Code could be more consistently and equitably implemented and enforced. Also, the commercial real estate market would become more efficient, as would the City's code enforcement and business licensing operations. In addition, the Code could allow new business types to be permitted as they emerge, provided their performance characteristics are consistent with those identified as acceptable to the City.

We appreciate the City of Redmond's planning efforts to date. We also support the City improving the opportunities for redevelopment of commercial properties in the Overlake Neighborhood. However, we remain most concerned about the negative impacts current zoning restrictions have on the economic vitality of existing properties and businesses.

We look forward to working with Redmond to refine the Neighborhood's zoning code to allow existing and new uses and businesses to prosper and evolve in the upcoming years, and ensure that none of the sub-area policies drive these services and businesses out of Redmond

Jayme Jonas

From: John Yam [johnyam@hotmail.com]
Sent: Sunday, June 17, 2007 9:59 PM
To: Planning Commission
Cc: melodyd@westerdal.com
Subject: Re: zoning in Overlake Neighborhood

INTERLAKE MEDICAL BUILDING ASSOCIATES, L.L.C.
2103 - 152nd Ave. N.E., Redmond, WA 98052 • (425)746-2400

June 17, 2007

Planning Commission
City of Redmond
15670 NE 85th St
Redmond, WA 98052

Re: City of Redmond Overlake Neighborhood Zoning

Dear Sirs:

I represent the Interlake Medical Building Associates located in the Overlake Koll Limited Edition Business Park.

Although medical office use is permitted under the new zoning, I do have concern that the 1999 City of Redmond zoning change from Business Park to R/C zoning adversely affects many business tenants in this complex as well as the entire Overlake Neighborhood. Businesses that do not conform to the R/C zoning have to move out if the zoning is enforced. Landlords then will be faced with the prospect of having empty buildings or buildings that have low marketability due to the zoning restrictions. This adversely affects the property value in the entire neighborhood, as well as reducing revenues to the City of Redmond.

I support the proposed change to restore the business park zoning in this entire neighborhood.

Respectfully submitted,

John I. Yam, M.D.

John Yam , M.D.

06/19/2007